

**HAMPTON PLANNING BOARD APPLICATION
WETLANDS PERMIT – WETLANDS CONSERVATION DISTRICT**

SUBMITTAL REQUIREMENTS:

1. Nine (9) copies of the Application (pages 1 and 2)
2. Nine (9) copies of a photograph summary of the property/work area.
3. Nine (9) copies of the drawing / plan to scale that includes:
 - Lot corners
 - Edge of wetlands (Include the stamp and signature of the certified wetland or soil scientist who performed the wetland delineation.)
 - Fifty (50) foot buffer line
 - Dimensions of existing and proposed building parking areas, construction, septic system, well, retaining wall, seawall; and the distance between wetlands, buffer, and buildings.
 - Driveway location, existing easements and rights-of-way, variances granted (if applicable) and abutters.
 - Pre- and post-construction elevations if the project involves soil disturbances and/or re-grading.
 - If an engineering plan is necessary, it shall contain the stamp and signature of engineer, and the date.
4. One (1) copy of the following documentation:
 - A letter of authorization must accompany this application, if applicant and/or agent are not the property owner.
 - A Town of Hampton Assessors list of names and mailing addresses of all abutters (original copy must accompany the application).
 - The name(s) of the applicant, the owner, and all individuals whose professional seal appears on the plan.
 - If possible, please include an electronic version of both the application and plans.

Application Process: The Town Wetlands Permit application is a two-step process. 1) If the application is complete, the Conservation Commission reviews the application at their public meetings held on the fourth Tuesday of every month. 2) The Planning Board reviews the application (the first Wednesday of every month), the Conservation Commission's recommendation, and then votes to approve, deny, or continue the application at their first scheduled meeting of the following month. See the Town Wetlands Permit deadlines and meeting schedules attached.

Application Deadline: The Planning Office must receive the completed application, plans and fees **NO LATER THAN 12:00 PM** according to the attached schedule.

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2015 TOWN WETLANDS PERMIT DEADLINE AND MEETING SCHEDULE			
<p>Notes: 1) Schedule is subject to change. Please check with the Conservation Commission at 603-929-5808 or with the Planning office at 603-929-5913 to confirm meeting date.</p> <p>2) The Conservation Commission and Planning Board meetings are held in the Selectmen's Meeting Room located in the basement of the Hampton Town Hall (100 Winnacunnet Rd)</p>			
APPLICATION DEADLINE <i>Due by 12pm</i>	SITE WALK <i>9-11 am</i>	CONSERVATION COMMISSION MEETING <i>Meeting @ 7 pm</i>	PLANNING BOARD MEETING <i>Meeting @ 7 pm</i>
January 7	January 24	January 27	February 4
February 4	February 21	February 24	March 4
March 4	March 21	March 24	April 1
April 8	April 25	April 28	May 6
May 6	May 23	May 26	June 3
June 3	June 20	June 23	July 1
July 8	July 25	July 28	August 5
August 5	August 22	August 25	September 2
September 2	September 19	September 22	October 7
October 7	October 24	October 27	November 4
November 4	November 21	November 24	December 2
December 9	December 19	December 22	January 6

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APPLICANT	Name:
	Address:
	Email Address
	Phone:
LOCATION OF PROPOSED WORK	Address:
	Tax Map # _____ Lot # _____ Zoning District: _____
	Owner of Record:
	Aquifer Protection District? Yes _____ No _____
Leased Land:	<p>Is this property now or was this property ever leased land?</p> <p>Yes _____ No _____</p> <p>(If yes, please attach a copy of the original Deed from the Town and schedule an appointment with the Town Planner).</p>
Person/Business performing work outlined in proposal.	Name:
	Address:
	Phone:
Professional that delineated wetlands.	Name:
	Address:
	Phone:
Who should receive all communications:	Name:
	Address:
	Phone
	Email Address:

Detailed description of proposal: (if needed, please use additional sheet of paper to detail the proposal)

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Wetlands Conservation District Impact: Please provide the square footage of the areas that fall within either the wetland or the 50 ft buffer.			
	Existing Impact (sq ft)	Temporary Impact (sq ft)	Permanent Impact (sq ft)
Wetland			
Buffer			

Existing - square footage of existing sealed surface.

Temporary - impacts by the equipment or activities needed to complete the project (i.e. access routes, materials storage, equipment storage, etc).

Permanent - all existing sealed surfaces and additional sealed surface that occurs as a result of the project.

List any variances/special exceptions granted by Zoning Board of Adjustment:

Describe how this proposal is consistent with the purposes set forth in Section 2.3.1 of the Town of Hampton Zoning Ordinance:

Signature of Applicant or Agent

Date

FEE CALCULATION WORKSHEET

Complete the form by filling in the requested information and multiplying by the amount listed for each item. If an item does not pertain to your application, leave blank.

Call (929-5913) or visit the Planning Office if you need assistance.

SECTION 1 – NOTIFICATION FEES		
Legal Notice Fee	\$50.00	\$50.00
# Abutters & easement holders	_____ x \$10.00 =	\$
# Owners & applicants	_____ x \$10.00 =	\$
# Professionals with stamp on plans or application	_____ x \$10.00 =	\$
<i>TOTAL SECTION 1 =</i>		\$

SECTION 2 – APPLICATION FEES		
Wetlands Permit	Enter \$100	\$
<i>After-the-Fact</i> Wetlands Permit*	Enter \$200	\$
<i>TOTAL SECTION 2 =</i>		\$

ADD TOTALS FROM SECTIONS 1 – 2	\$
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* An After-the-Fact application is for any project where the work was initiated or completed prior to obtaining an approved Wetlands permit.

EXCERPT FROM THE 2015 HAMPTON ZONING ORDINANCE

Section 2.3 Wetlands Conservation District

2.3.1 PURPOSES. In the interest of protecting the public health, safety and welfare the Wetlands Conservation District has been established to protect, preserve and prevent the despoliation and unregulated alterations of 1) tidal and inland wetlands, 2) areas of very poorly drained soils and poorly drained soils and 3) their buffers. It is in the public interest to protect the valuable functions these areas provide such as habitat for fish, wildlife and flora, ground water protection, storm water and flood control, nutrient and pollutant filtering, recreation and aesthetic enjoyment. (Amended March 2005, March 2012)

The Wetlands Conservation District is intended to:

- A.** Prevent the destruction and preserve the integrity and health of wetlands and areas of very poorly drained soils and poorly drained soils and their buffers, all of which provide flood protection, connection to the ground or surface water supply, filtration of water flowing into ponds and streams, and augmentation of stream flow during dry periods; (Amended March 2012)
- B.** Prevent the development of structures and land uses on wetlands, areas of very poorly drained soils and poorly drained soils, and their buffers, which would contribute to pollution of surface and ground water by sewage or other wastes or toxic materials; (Amended March 2012)
- C.** Prevent unnecessary or excessive expense to the Town for provision and maintenance of essential services and utilities;
- D.** Deleted. (Amended March 1998)
- E.** Protect wildlife habitat, including amphibian and invertebrate breeding habitat (i.e. vernal pools), maintain ecological balance and enhance ecological values; (Amended March 2015)
- F.** Preserve and enhance the aesthetic values associated with wetlands and areas of very poorly drained soils and poorly drained soils and their buffers in Hampton; (Amended March 2012)
- G.** Prevent construction or earth moving activities in wetlands and their buffers, which could impact adjacent property. (Amended March 1998)

2.3.2 DEFINITIONS AND DELINEATIONS. Detailed descriptive materials and maps of wetlands and wetlands soils and flora in the Town of Hampton are found in the reports listed in the Appendix to this section and are incorporated herein by reference.

A. Tidal Wetlands are defined and delineated as:

- 1.** Prime tidal wetlands are defined in Appendices 1 & 2, but also include the Atlantic Ocean and Hampton Harbor and their associated tidal waters. A more detailed or updated study accepted by the Hampton Planning Board upon recommendation of the Conservation Commission shall supersede Appendices 1 & 2 where it is shown to be incomplete or inaccurate. (Amended March 2005, March 2009)
- 2.** Deleted. (Amended March 1998)

B. Inland Wetlands means an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. (Amended 2005)

C. Areas of very poorly drained soils and poorly drained soils

- 1.** Very poorly drained soils are those soils in which water is removed from the soil so slowly that the water table remains at or on the ground surface most of the year. Very Poorly drained soils shall be classified in accordance with the most recent definitions, standards, and

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procedures of the Society of Soil Scientists of Northern New England. (Amended March 2015)

2. Poorly drained soils are those soils in which water is removed so slowly that the soil remains wet for a large part of the year. A poorly drained soil has a water table near the ground surface that keeps the soil wet for seven to nine months of the year. Poorly drained soils shall be classified in accordance with the most recent definitions, standards, and procedures of the Society of Soil Scientists of Northern New England. (Amended March 2015)

- D. **“Vernal Pool”** is a confined basin depression that, at least in most years, holds water for a minimum of two continuous months during the spring and/or summer, provides essential breeding habitat for certain amphibians and invertebrates, and is free of adult fish populations. A vernal pool must support one or more primary vernal pool indicators, or 3 or more secondary vernal pool indicators as described in Identification and Documentation of Vernal Pools in New Hampshire, 2nd Ed., 2004 published by the NH Fish and Game Department. (Adopted March 2015)
- E. **“Buffer”** is the area extending fifty feet (50 ft.) out from 1) the wetland boundary line, and/or 2) the boundary line of areas of very poorly drained soils and poorly drained soils. The buffer is intended to provide a natural vegetative zone between the upland and the wetland for water filtration, storm water retention, flood protection and wildlife. (Amended 2005, March 2012)
- F. **The Wetlands Conservation District** includes Tidal Wetlands, Inland Wetlands, areas of very poorly drained soils and poorly drained soils, and their buffers. In case of any question, the precise location of a wetland boundary in any particular case must be determined by on-site inspection of soil types and vegetation. (Amended March 2005, March 2012)
- G. Any more detailed or updated study accepted by the Hampton Planning Board upon recommendation of the Conservation Commission shall supersede the Soils Conservation Service study where it is shown to be incomplete or inaccurate. (Amended March 1998, March 2012)
- H. The Hampton Salt Marsh complex as mapped in Exhibit 27 in the February 8, 2006 “Prime Wetland Inventory Report” by Gove Environmental Services, Inc. and as later also described in said Report under Recommendations for Hampton Prime Wetlands, is hereby designated a prime wetland for purposes of RSA 482-A:15 and Department of Environmental Services regulations. (Amended March 2009, 2012)

2.3.3 PERMITTED USES. Uses permitted in the Wetlands Conservation District are those which do not result in the erection of any structure, alter the surface configuration by a) dredging, b) adding fill, or c) increasing the amount of impervious surface. An impervious surface is any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, decks less than six (6) feet off the ground, patios, and asphalt, gravel, crushed stone or concrete driveways, parking areas, or walkways. (Amended March 2012; March 2015)

- A. The following uses are permitted in tidal wetlands and their buffers as defined in subsection 2.3.2 A.: (Amended March 2012)
 - 1. Forestry and tree farming may be performed provided that best management practices, including leaving all stumps intact, are used to minimize siltation and protect wildlife habitat. (Amended March 2012; March 2015)
 - 2. Cutting of live trees with a diameter of four and one-half (4-1/2) inches or less, measured four and one-half (4-1/2) feet above ground level. Removal of dead, diseased or unsafe trees is permitted. Stumps and their root systems shall be left intact in the ground. (Amended March 2015)
 - 3. Agriculture, such as harvesting marsh hay and gathering cast-up for fertilizer, provided that heavy equipment shall not be used in the wetlands.

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4. Wildlife refuge, conservation areas and nature trails.
5. Education and recreational uses compatible with the purposes of the district.
6. By Wetlands Permit only, seawalls (including access structures), fences, footbridges, catwalks and wharves may be constructed on tidal wetlands and must be constructed on posts and pilings (except seawalls) such as to permit the unobstructed flow of the tide and preserve the natural vegetation and contour of the tidal wetlands. (Amended March 1998, March 2012, March 2015)
7. By Wetlands Permit only, drainage ways as paths for normal runoff provided that they are constructed according to drainage plans, consistent with the purposes of the Wetlands Conservation District ordinance and approved by the Planning Board, in consultation with the Conservation Commission. (Amended 1998, March 2012, March 2015)
8. By Wetlands Permit only, roads, driveways, access ways, utilities and power lines may be constructed in the Wetlands Conservation District, provided that the following conditions exist: (Amended March 2015)
 - a. Proposed construction is essential to the productive use of upland outside the Wetlands Conservation District;
 - b. Design and construction methods will be such as to minimize any impact upon the site, and will include restoration of the site as nearly as possible to its original grade and vegetative condition;
 - c. An alternative with less impact, which does not cross a wetland or buffer, is not feasible;
 - d. The crossing will be at the point of least impact to the Wetlands Conservation District; (Amended 2001)
 - e. Applications for all necessary permits shall be made concurrently. (Amended March, 1998, March 2012)
9. Landscaping: Providing that the Building Inspector determines that:
 - a. The area to be landscaped has been previously disturbed or cleared or is maintained as a lawn or beach;
 - b. The disturbed or cleared area is not being expanded;
 - c. Deleted (Amended March 2015)
 - d. The Building Inspector is satisfied that the proposed landscaping will not be contrary to the spirit or intent of the Wetlands Conservation District Ordinance. (If the Building Inspector determines that the proposal is not consistent with the purposes of the Wetlands Conservation District, the proposed activity shall only be permitted if the landowner obtains a wetlands permit in accordance with the provisions spelled out in the Wetlands Conservation District Ordinance). (Amended March 2010, March 2012, March 2015)
- B.** The following uses are permitted in inland wetlands and their buffers:
 1. Forestry and tree farming may be performed provided that best management practices, including leaving all stumps intact, are used to minimize siltation and protect wildlife habitat. (Amended March 2012, March 2015)
 2. There shall be no cutting of live trees with a diameter of four and one-half (4-1/2) inches or more, measured four and one-half (4-1/2) feet above ground level. Removal of dead, diseased or unsafe trees is permitted. Stumps and their root systems shall be left intact in the ground. (Adopted 2015)
 3. Agriculture, provided that best management practices are used. (Amended March 2012)
 4. Construction of wells for water supply and water impoundments constructed pursuant to plan approved by the Rockingham County Conservation District.

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5. By Wetlands Permit only, drainage ways as paths for normal runoff provided that they are constructed according to drainage plans, consistent with the purposes of the Wetlands Conservation District ordinance and approved by the Planning Board, in consultation with the Conservation Commission. (Amended 1998, 2012, March 2015)
6. Wildlife habitat management, conservation areas and nature trails.
7. Parks and passive recreation uses consistent with the purposes set forth in Section 2.3.1. (Amended 1998)
8. By Wetlands Permit only, roads, driveways, access ways, utilities and power lines may be constructed in the Wetlands Conservation District, provided that the following conditions exist: (Amended March 2015)
 - a. Proposed construction is essential to the productive use of upland outside the Wetlands Conservation District;
 - b. Design and construction methods will be such as to minimize any impact upon the site, and will include restoration of the site as nearly as possible to its original grade and vegetative condition;
 - c. An alternative with less impact, which does not cross a wetland or buffer, is not feasible;
 - d. The crossing will be at the point of least impact to the Wetlands Conservation District; (Amended 2001)
 - e. Applications for all necessary permits shall be made concurrently. (Amended March, 1998)
9. Deleted (Amended 1998)
10. Landscaping: Providing that the Building Inspector determines that:
 - a. The area to be landscaped has been previously disturbed or cleared or is maintained as a lawn or beach;
 - b. The disturbed or cleared area is not being expanded;
 - c. Deleted (Amended March 2015)
 - d. The Building Inspector is satisfied that the proposed landscaping will not be contrary to the spirit or intent of the Wetlands Conservation District Ordinance. (If the Building Inspector determines that the proposal is not consistent with the purposes of the Wetlands Conservation District, the proposed activity shall only be permitted if the landowner obtains a wetlands permit in accordance with the provisions spelled out in the Wetlands Conservation District Ordinance). (Amended March 2010, Amended March 2012, Amended March 2015)
- C. The following uses are permitted in areas of poorly and very poorly drained soils and their buffers:
 1. Forestry and tree farming may be performed provided that best management practices, including leaving all stumps intact, are used to minimize siltation and protect wildlife habitat. (Amended March 2015)
 2. There shall be no cutting of live trees with a diameter of four and one-half (4-1/2) inches or more, measured four and one-half (4-1/2) feet above ground level. Removal of dead, diseased or unsafe trees is permitted. Stumps and their root systems shall be left intact in the ground. (Amended March 2015)
 3. Agriculture, provided that best management practices are used.
 4. Construction of wells for water supply and water impoundments constructed pursuant to plan approved by the Rockingham County Conservation District.
 5. By Wetlands Permit only, drainage ways as paths for normal runoff provided that they are constructed according to drainage plans, consistent with the purposes of the Wetlands

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Conservation District ordinance and approved by the Planning Board, in consultation with the Conservation Commission. (Amended 1998, March 2015)

6. Wildlife habitat management, conservation areas and nature trails.
7. Parks and passive recreation uses consistent with the purposes set forth in Section 2.3.1. (Amended 1998)
8. By Wetlands Permit only, roads, driveways, access ways, utilities and power lines may be constructed in the Wetlands Conservation District, provided that the following conditions exist: (Amended March 2015)
 - a. Proposed construction is essential to the productive use of upland outside the Wetlands Conservation District;
 - b. Design and construction methods will be such as to minimize any impact upon the site, and will include restoration of the site as nearly as possible to its original grade and vegetative condition;
 - c. An alternative with less impact, which does not cross a wetland or buffer, is not feasible;
 - d. The crossing will be at the point of least impact to the Wetlands Conservation District; (Amended 2001)
 - e. Applications for all necessary permits shall be made concurrently. (Amended March, 1998)
9. Deleted (Amended 1998)
10. Landscaping: Providing that the Building Inspector determines that:
 - a. The area to be landscaped has been previously disturbed or cleared or is maintained as a lawn or beach;
 - b. The disturbed or cleared area is not being expanded;
 - c. Deleted (Amended March 2015)
 - d. The Building Inspector is satisfied that the proposed landscaping will not be contrary to the spirit or intent of the Wetlands Conservation District Ordinance. (If the Building Inspector determines that the proposal is not consistent with the purposes of the Wetlands Conservation District, the proposed activity shall only be permitted if the landowner obtains a Wetlands permit in accordance with the provisions spelled out in the Wetlands Conservation District Ordinance). (Amended March 2010, March 2012)
- D.** Other low density uses in Wetlands Conservation District as defined in this Ordinance may be undertaken only by Wetlands Permit as provided in Section 2.3.5 of this Ordinance. (Amended 1998, Amended March 2012, Amended March 2015)

2.3.4 USE RESTRICTIONS AND PROHIBITED USES (Amended March 2012)

A. No septic system, leach field or other on-site waste disposal facility shall be installed within 75' (seventy-five) feet of the edge of any wetland, or any area of very poorly drained soils and poorly drained soils. In the event of failure of an existing system, the property must be tied into the town sewer system if available. If sewer is not available, an existing system may be replaced or repaired as necessary according to a design approved by the New Hampshire Water Supply and Pollution Control Division of the Department of Environmental Services. In the event the seventy-five foot (75') setback cannot be maintained, the replacement system shall meet the setback to the degree possible. (Amended 2005)

B. No structure, impervious surface, parking space or building activity including dredging, filling or regrading shall be permitted within fifty feet (50') of any tidal or inland wetlands, or any area of very poorly drained soils and poorly drained soils or vernal pool, except as provided in Subsections C & D of this Section. Any construction, forestry and agriculture activities within one hundred feet (100 ft.) of any wetland, or any area of very poorly drained soils and poorly

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drained soils, shall be undertaken with special care to avoid erosion and siltation into the wetlands, or any area of very poorly drained soils and poorly drained soils. The Building Department or the Planning Board, pursuant to its Site Plan Review and/or Subdivision authority, Section 1.5 of the Town of Hampton Zoning Ordinance, may require an erosion control plan using Best Management Practices (see Appendix Number 4). (Amended 2005, March 2015)

C. An existing building within the buffer zone may be repaired and/or replaced provided that the new or repaired structure, including any impervious surface, shall not extend further into the buffer area than the original foundation. (Amended 1998, March 2015)

D. Where a variance is granted for building on a pre-existing lot of record, the setback may be in line with the setback of existing buildings within 100' (one hundred feet) on either side. Where adjacent buildings are set back varying distances, but closer than 50' (fifty feet) from the wetland boundary, or boundary of areas of very poorly drained soils and poorly drained soils, the greater setback shall be observed. (Amended 2005)

E. (Deleted 1994)

F. No application of fertilizers, pesticides, insecticides, or herbicides shall occur in any tidal or inland wetlands, areas of poorly or very poorly drained soils, vernal pool, or their buffers. (Amended March 2012, March 2015)

G. No storage of yard waste, wood, or snow shall occur in any tidal or inland wetlands, areas of poorly or very poorly drained soils, vernal pools, or their buffers. (Amended March 2012, March 2015)

2.3.5 WETLANDS PERMITS: A use not otherwise permitted in the Wetlands Conservation District may be undertaken by Wetlands Permit by application to the Planning Board. Provided such use is in keeping with the intent and purposes set forth in this Ordinance as permitted in the underlying use district. (Amended March 1998, March 2015)

A. An application for wetlands permit for activities in the Wetlands Conservation District shall be filed with the Town Planner who shall forward one copy to the Hampton Conservation Commission for review and recommendation. The Commission may make field inspections and consult with experts and the applicant may be required to bear the cost of such consultation. The Conservation Commission shall report its recommendations to the Planning Board within 40 days of the date on which the application is mailed or otherwise conveyed to the Chairman. Said report shall be submitted in writing at a regular meeting. (Amended 1999 & 2002, March 2012, March 2015)

B. No wetlands permit shall be granted unless it is found to be consistent with the purposes set forth in Section 2.3.1 and the spirit of this Ordinance. The Planning Board as part of this application shall hold a Public Hearing and notify abutters as required under RSA 676:4. (Amended 1998, March 2015)

C. Any Wetlands Permit granted by the Board shall expire two years from the date of said grant. If the work approved by the issuance of a Wetlands Permit is not initiated during that time, the Wetlands Permit becomes null and void. If the work approved is initiated but not completed during that time, the owners may apply for a two-year extension. A request for such extension must be filed at least one month prior to the Wetlands Permit's expiration date. No more than two such extensions may be granted. (Amended March 2012, March 2015)

2.3.6 DISPUTED BOUNDARIES: In any instance where there is doubt as to the location of the Wetlands Conservation District boundary the burden of proof shall be on the applicant or property owner to show the proper location of the boundary.

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A. Evidence shall be obtained by onsite investigation and analysis conducted by a New Hampshire Certified Soil Scientist or other New Hampshire certified wetlands scientist. (Amended March, 1998)

B. The Planning Board shall be responsible for making the final determination of the proper location of the boundary line.

1. Before making such determination the Planning Board shall review the evidence presented and shall consider the recommendation of the Conservation Commission. Where either the Planning Board or the Conservation Commission deems it necessary, they may consult an appropriate expert to review the studies submitted by the applicant to ascertain the proper location of the boundary. The applicant may be required to bear the cost of such consultation. The Planning Board shall notify the applicant of any such review and its probable cost before any consultant is hired.

2. The Planning Board shall render its decision in writing and set forth the evidence on which its conclusion is based.

3. A change to the wetland delineation, as a result of an appeal, made under this ordinance shall be recorded on a mylar with the Rockingham County Registry of Deeds. (Amended March 1998)

2.3.7 SPECIAL PROVISIONS

A. Where the Wetlands Conservation District is superimposed over another zoning district, the more restrictive regulations shall apply.

B. Lands, which may have been wetlands but were legally filled prior to March 12, 1985 shall be judged according to the soils and flora existing at the site at the time application for building permit or subdivision is made. (Amended 1998)

C. Land in the Wetlands Conservation District, excluding bodies of water, may be used to satisfy minimum lot area, and minimum lot area per dwelling unit, and set-back requirements for newly created lots, existing lots of record, and lots increasing the number of dwelling structures provided that the following criteria are met: (Amended March 2012, March 2015)

1. A minimum of 75% of the minimum lot area required in the underlying zoning district or 30,000 square feet (whichever is less) shall be contiguous and outside of the Wetlands Conservation District; (Amended March 2015)

2. For lots that will contain more than one dwelling unit, a minimum of 75% of the minimum lot area per dwelling unit required in the underlying zoning district or 30,000 square feet per dwelling unit (whichever is less) shall be contiguous and outside of the Wetlands Conservation District; (Amended March 2015)

3. Where on-site sewage disposal is required the 30,000 contiguous square feet minimum lot area outside of the Wetlands Conservation District shall apply, provided that the septic system location and design are approved by the NH Department of Environmental Services, Water Supply and Pollution Control Division or successor State agency. (Amended 1998, 2003, March 2012, March 2015)

4. In zones RAA, RA, RB, RCS, G, and I, a 12 ft. setback shall separate the dwelling structure(s) including attached garages from the Wetlands Conservation District. (Amended March 2015)

C-a. Deleted (Amended March 2015)

D. All land included in the Wetlands Conservation District shall be appraised for tax purposes either:

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1. At its full and true value in money, based on its market value as undevelopable land required to remain in open space, or
 2. At its value for current tax assessment purposes, provided that application is made for current use or discretionary easement as appropriate and the land is found eligible as provided in RSA 79-A and the regulations of the Current Use Advisory Board.
- E.** Enforcement of this Ordinance shall be the responsibility of the Selectmen and the Building Department, as provided in Article XXI of the Hampton Zoning Ordinance and in accordance with RSA 676:17 (Amended 1998), and additionally: (Amended March 2012)
1. Where the Wetlands Conservation District is suspected to have been illegally filled, since March 12, 1985, its condition shall be confirmed by digging through the fill by hand or backhoe and the presence of poorly or very poorly drained hydric soils beneath the fill shall be considered evidence of filling. The determination of the soil conditions shall be made by a New Hampshire certified soil or wetlands scientist, and paid by the applicant. (Amended 1998, 2003, March 2012)
 2. Where a site's vegetation has been cleared, the presence of hydric soils shall be evidence of a wetland. (Amended 1998)
 3. Ground and aerial photography may be consulted to examine the wetlands and buffers to confirm the possibility of violation. (Amended 1998)
 4. Within 60 days of written notice of a confirmed violation, the property owner shall submit a written Restoration Plan to the Conservation Commission for approval. The property owner shall be financially responsible for the restoration of the violation. If the property owner does not restore the violated site as stated under the Conservation Commission recommendation, the property shall be ineligible for a Building Permit and/or a Certificate of Occupancy as cited in RSA 676:13 I. (Amended 1998)
- F.** If any provision of the Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect or invalidate any other provision of this Ordinance.

APPENDIX

Detailed descriptive materials and maps of wetlands and wetland soils and flora in the Town of Hampton are found in the following reports or their more recent revisions, which are incorporated herein by reference. (Amended 1998)

1. IDENTIFICATION, DOCUMENTATION AND MAPPING OF PRIME TIDAL WETLANDS IN THE TOWN OF HAMPTON, NEW HAMPSHIRE, prepared for the Hampton Conservation Commission and the Office of State Planning by Frank D. Richardson, Department of Botany and Plant Pathology, University of New Hampshire, 30 December 1982.
2. SOIL SURVEY OF NEW HAMPSHIRE TIDAL MARSHES, by Charles H.J. Breeding and Frank D. Richardson, New Hampshire Agricultural Experiment Station, University of New Hampshire, Durham, NH in cooperation with the U.S. Department of Agriculture. Soil Conservation Service, Research Report Number 40, October, 1974.
3. SOILS INFORMATION FOR RESOURCE PLANNING, HAMPTON, NH, April 1982, U.S. Soil Conservation Service. Reference is made to the reports of Barry H. Keith submitted to the Hampton Conservation Commission in 1980 entitled THE WETLANDS OF HAMPTON, NEW HAMPSHIRE and RESULTS, HAMPTON, NH WETLANDS SURVEY.
4. STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL HANDBOOK FOR URBAN AND DEVELOPING AREAS IN NH, New Hampshire Department of Environmental Services, Rockingham County Conservation District, USDA Soil Conservation Service, August, 1992.

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5. PRIME WETLAND INVENTORY REPORT TOWN-WIDE WETLANDS INVENTORY PHASE II HAMPTON AND HAMPTON FALLS, NH, Gove Environmental Services Inc. February 6, 2006. (Adopted March 2015)
6. IDENTIFICATION AND DOCUMENTATION OF VERNAL POOLS IN NEW HAMPSHIRE, New Hampshire Fish and Game, 2nd Ed., 2004 (Adopted March 2015)